

CERTIFICATE OF PUBLIC SALE

THE NEWS-POST

Frederick, Md.

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Frederick, Md. Jan. 3, 1978

This is to certify that the annexed Notice

was published in News & Post

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THE NEWS-POST

Per R. L. Putman

TRUSTEES' SALE
OF VALUABLE, PARTIAL-
LY IMPROVED AND UNIM-
PROVED, RESIDENTIAL,
FEE SIMPLE PROPERTIES

LOCATED ON FOX RIDGE
DRIVE, HOLLY COURT AND
DOGWOOD LANE, FOX
RIDGE ESTATES,
FREDERICK COUNTY,
MARYLAND

Directions: Fox Ridge Estates
located approximately 1/2
mile east of Libertytown on
Maryland Route 26.

Under and by virtue of the
powers of sale contained in a
certain Deed of Trust from
Development Technology,
Inc., a Maryland corporation,
to Richard L. Cover and
Thomas F. Ireton, Trustees,
dated December 29, 1976 and
recorded among the Land
Records of Frederick County,
in Liber 1008, folio 1139,
default having occurred under
the terms thereof and at the
request of the parties secured
thereby, the undersigned
Trustees will offer for sale at
public auction on the premises on

THURSDAY,
DECEMBER 29, 1977
AT 2:00 P.M.

ALL THOSE NINE (9)
LOTS OF GROUND situate
and lying in the Liberty Elec-
tion District of Frederick
County, Maryland and more
particularly described as
follows:

(1) Lot No. 2 as shown on a
Plat entitled, "Final Plat, Sec-
tion 1, Block A, Fox Ridge
Estates," which Plat is
recorded among the Land
Records of Frederick County
in Plat Book 13, folio 179. Said
Lot No. 2 is located on Fox
Ridge Drive and contains
45,000 square feet, more or
less. It is partially improved
by a split-foyer type dwelling
containing 3 bedrooms, a liv-
ing room, dining room, kit-
chen, both, full basement, 1-
car garage, and fireplace. The
improvements are under roof
with garage foundation and
basement poured, rough-in,
tub, and partial rear deck.
There are no windows or ex-
terior siding.

(2) Lot No. 6 as shown on a
Plat entitled, "Final Plat, Sec-
tion 1, Block A, Fox Ridge
Estates," which Plat is
recorded among the Land
Records of Frederick County,
in Plat Book 13, folio 179. Said
Lot No. 6 is located on Fox
Ridge Drive and contains
40,500 square feet, more or
less. It is partially improved
by a split-foyer type dwelling
containing 3 bedrooms, a liv-
ing room, dining room, kit-
chen, bath, full basement,
fireplace and rear deck. The
improvements are under roof
with windows in, exterior
brick complete, rough-in, tub,
basement gravel, insulation
hung, rear deck completed.

(3) Lot No. 10 as shown on a
Plat entitled, "Final Plat, Sec-
tion 1, Block B, Fox Ridge
Estates," which Plat is

recorded among the Land
Records of Frederick County,
in Plat Book 14, folio 40. Said
Lot No. 10 is located on Holly
Court and contains 40,653
square feet, more or less. It is
partially improved by a split-
foyer type dwelling containing
3 bedrooms, living room, din-
ing room, kitchen, bath and
full basement. The im-
provements are under roof
with windows, tub, drywall,
rough-in and basement
gravel.

(4) Lot No. 13 as shown on a
Plat entitled, "Final Plat, Sec-
tion 1, Block B, Fox Ridge
Estates," which Plat is
recorded among the Land
Records of Frederick County,
in Plat Book 14, folio 40. Said
Lot No. 13 contains 58,892
square feet, more or less and
is unimproved by existing
structures.

(5) Lot No. 15 as shown on a
Plat entitled, "Final Plat, Sec-
tion 1, Block B, Fox Ridge
Estates," which Plat is
recorded among the Land
Records of Frederick County,
in Plat Book 14, folio 40. Said
Lot No. 15 is located on Holly
Court and contains 44,517
square feet, more or less, and
is unimproved by existing
structures.

(6) Lot No. 16 as shown on a
Plat entitled, "Final Plat, Sec-
tion 1, Block B, Fox Ridge
Estates," which Plat is
recorded in Plat Book 14, folio
40. Said Lot No. 16 is located
on Holly Court and contains
53,177 square feet, more or
less. It is partially improved
by a split-foyer type dwelling
containing a living room, din-
ing room, kitchen, bath, full
basement and a fireplace. The
improvements are under roof,
exterior brick complete,
rough-in, tub, dry walled,
basement poured and rear
deck partially complete.

(7) Lot No. 17 as shown on a
Plat entitled, "Final Plat, Sec-
tion 1, Block C, Fox Ridge
Estates," which Plat is
recorded among the Land
Records of Frederick County,
in Plat Book 14, folio 41. Said
Lot No. 17 is located on
Dogwood Lane and contains
60,747 square feet, more or
less, and is unimproved by ex-
isting structures.

(8) Lot No. 20 as shown on a
Plat entitled, "Final Plat, Sec-
tion 1, Block C, Fox Ridge
Estates," which Plat is
recorded among the Land
Records of Frederick County,
in Plat Book 14, folio 41. Said
Lot No. 20 is located on
Dogwood Lane and contains
44,567 square feet, more or
less, and is unimproved by ex-
isting structures.

(9) Lot No. 21 as shown on a
Plat entitled, "Final Plat, Sec-
tion 1, Block C, Fox Ridge
Estates," which Plat is
recorded among the Land
Records of Frederick County,
in Plat Book 14, folio 41. Said
Lot No. 21 is located on
Dogwood Lane and contains
42,796 square feet, more or
less, and is unimproved by ex-
isting structures.

No public water and sewer
is available to serve the
aforesaid parcels. Well and
septic system required.

All of the aforesaid parcels
of ground are being sold sub-
ject to easements, restric-
tions, agreements and en-
cumbrances of public record,
including, without limitation,
those certain restrictions,
covenants and conditions con-
tained in a Declaration by An-
drew E. Poffel and Josephine
E. Poffel dated October 12,
1976 and recorded among the
Land Records of Frederick
County, in Liber 1000, folio 610.

TERMS OF SALE: CASH.
The above-mentioned nine (9)
properties will first be in-
dividually offered for sale on
each lot in numerical order.
The individual bids taken will
be reserved. The properties
will then be offered for sale in
bulk, and the Trustees will, in
their sole discretion, deter-
mine which bids to accept. In
the event that a bulk bid is ac-
cepted by the Trustees, a cash
deposit or certified or bank
cashier's or treasurer's check

for ten percent (10%) of the
entire purchase price will be
required of the purchaser at
the time and place of sale. In
the event that individual bids
are accepted by the Trustees,
a cash deposit or certified or
bank cashier's or treasurer's
check for ten percent (10%) of
the purchase price will be re-
quired of each purchaser for
each property at the time and
place of sale. The balance of
the purchase price will be re-
quired upon ratification of the
sale by the Circuit Court for
Frederick County. Interest at
the rate of eight percent (8%)
will be charged on the balance
of the purchase price from the
date of the sale to the date of
settlement. Taxes, water rent
and other charges to be ad-
justed to the date of sale. All
other public charges and
assessments payable on an an-
nual basis to be assumed
thereafter by purchaser. Costs
of all documentary stamps
and county and state transfer
charges and taxes to be paid
by the purchaser or pur-
chasers.

TERMS of sale to be com-
plied with within ten (10) days
after final ratification thereof
by the Circuit Court for
Frederick County, otherwise,
the property may be resold at
the risk and cost of the
defaulting purchaser or pur-
chasers.

RICHARD L. COVER
and
THOMAS F. IRETON,
Trustees

James W. Rouse and
Company, Inc.
Columbia, Maryland 21044
992-6000

ALLEN T. HILL,
Auctioneer
Mullinix Road
Daisy, Maryland

(Please contact Stanley M.
Walker, James W. Rouse and
Company, Inc., Columbia,
Maryland at 992-6000 between
9:00 A.M. and 5:00 P.M. for in-
formation regarding these
properties.)

Dec. 8, 15, 22